

FROM:
DEPARTMENT OF FIRE AND SAFETY SERVICES
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CODE ENFORCEMENT POLICY #3-9

September 28, 2004

TO: All Inspection Staff

FROM: Steve Zaccard, Fire Marshal

SUBJECT: TOWNHOUSES - CERTIFICATE OF OCCUPANCY

CODE REFERENCE: Saint Paul Legislative Code 33.05(A) and (E)

"THIS POLICY IS TO SERVE AS A GUIDE FOR YOUR ENFORCEMENT. EXCEPTIONS TO THIS POLICY SHALL BE APPROVED BY THE FIRE MARSHAL THROUGH YOUR SUPERVISOR."

Townhouse residences which meet the criteria as set forth below can be considered as single-family dwellings. Keeping within the spirit and intent of the Legislative Code, under this policy such residences need not be certified.

1. Each townhouse dwelling unit must be separated by a two (2) hour* fire-rated wall construction extending from the foundation to at least thirty (30) inches above the roof, UBC 504.6.4. If the roof construction meets the exceptions under 504.6.4, the area separation wall may terminate at the underside of the roof.
2. No common areas such as laundry or furnace rooms can exist between the residences.
3. Each residence must be constructed so as to have a separate exit at grade level.

*NOTE: Where the Building Department has certified a building with one-hour separation walls, the Building Department's criteria will, therefore, be acceptable as meeting the intent of the code.

cc: Gary Trudeau
Terry Iverson

Issued: 1/17/86 Latest Revision: 6/6/95